MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 333

Suffix:

Property Name:

Address Line 1: Oxford Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M13 9PG

Description of site location must be completed if postcode is not known:

Easting (x): 384709

Northing (y): 396473

Description

Applicant Details

Name/Company

Title

Mr

First name

Daniel

Surname

Stinton

Company Name

Address

Address line 1

University of Manchester

Address line 2

Oxford Road

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

UK

Postcode

M13 9PL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Christopher

Surname

Myk

Company Name

Halliday Meecham Architects

Address

Address line 1

111 Picaddilly

Address line 2

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M1 2HY

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposal: Installation of new stepped and lift access to the front of William Kay House together with associated landscaping and boundary treatment

Reference number

144797/FO/2025

Date of decision (date must be pre-application submission)

17/02/2026

Please state the condition number(s) to which this application relates

Condition number(s)

11 - Retained Trees

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

21/06/2026

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

As part of the discharge of conditions, the AIA completed indicated that the tree is causing detrimental harm to the listed building and UoM wishes to remove it. Following discussion on site and in the monthly meeting with MCC. Jennifer Atkinson raised that the removal of the tree would require a variation of condition application. Emily Booth also confirmed this in a subsequent email.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Remove the condition to retain the tree in line with the recommendations AIA and AMS and allow for planting of a more suitable specimen, a Pink hawthorn.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

23/06/2026

Details of the pre-application advice received

As part of the discharge of conditions, the AIA completed indicated that the tree is causing detrimental harm to the listed building and UoM wishes to remove it. Following discussion on site and in the monthly meeting with MCC. Jennifer Atkinson raised that the removal of the tree would require a variation of condition application. Emily Booth also confirmed this in a subsequent email.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days? E.g. All the land is owned by a single individual

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Daniel

Surname

Stinton

Declaration Date

24/06/2026

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Christopher Myk

Date

24/06/2026